

Town&Country

Estate & Letting Agents

Bellard Drive, Hoole

£275,000



Nestled in the highly desirable suburb of Hoole, this property presents a beautifully maintained three-bedroom semi-detached townhouse, perfect for those seeking a stylish and comfortable home. This property boasts a spacious dual-aspect living and dining room, which is bathed in natural light and features elegant French doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. Furthermore, residents will appreciate the convenient access to local amenities, schools, and transport links, making this property a perfect blend of comfort and practicality. Don't miss the opportunity to make this charming property your new home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Located within one of Chester's most desirable suburbs, this attractive and well-maintained townhouse offers stylish accommodation throughout. The ground floor comprises an entrance hall, reception hall, spacious dual-aspect living/dining room with French doors to the garden, and a modern fitted kitchen with integrated appliances. To the first floor are three bedrooms and a contemporary family bathroom.

Externally, the property benefits from brick-block off-road parking and an integral garage to the front, while the enclosed rear garden offers attractive, low-maintenance outdoor living with decking, patio areas, artificial lawn, hedging, and timber fencing



LOCATION

Hoole is a popular residential suburb just outside Chester, known for its strong community feel and convenient location. It offers a good range of local shops, cafés, pubs, and everyday amenities along Hoole Road and Faulkner Street, with Chester city centre only a short distance away for more extensive shopping and leisure facilities. The area is well served by reputable primary and secondary schools, making it popular with families. For commuters, Hoole is ideally positioned close to major road links including the M53, M56, and A55, providing easy access to Liverpool, Manchester, North Wales, and the wider North West motorway network.

DIRECTIONS

Starting from Town & Country Estate and Lettings Agents on Lower Bridge Street in Chester, head north and follow signs for A5268 (Foregate Street / St Oswalds Way) out of the city centre. Continue along the A5268 until you reach the Hoole Way (A56) roundabout, then take the exit onto Hoole Way.

Stay on Hoole Way briefly, then turn right onto Park Drive, followed by a left onto Bellard Drive. The destination will be on the left-hand side.

ENTRANCE HALL

5'6" x 2'6"

The property is entered via an opaque composite double-glazed front door leading into the entrance hall, featuring ceramic tiled flooring, a cloak cupboard, internal access to the garage, and a partially glazed door opening into the reception hall.



RECEPTION HALL

11'6" x 5'6"

Featuring woodgrain-effect laminate flooring, radiator, stairs rising to the first-floor accommodation with useful understairs storage, a large opening into the living room, and a partially glazed door leading to the kitchen.



KITCHEN

10'2" x 7'2"

Fitted with an attractive range of shaker-style wall, base, and drawer units complemented by stainless steel handles and woodgrain-effect work surfaces. Integrated appliances include a stainless steel double oven, hob and extractor hood, microwave, fridge, and freezer. Additional features include woodgrain-effect ceramic tiled flooring, partially tiled walls, recessed ceiling downlights, a housing cupboard for the Worcester gas boiler, and a rear-facing window overlooking the garden.



LIVING/DINING ROOM

21'3" x 10'8" max

A bright dual-aspect reception space with woodgrain-effect laminate flooring throughout. A full-length window overlooks the front elevation with a contemporary tower-style column radiator alongside. The dining area benefits from an additional radiator and UPVC double-glazed French doors opening onto the rear garden.



FIRST FLOOR LANDING

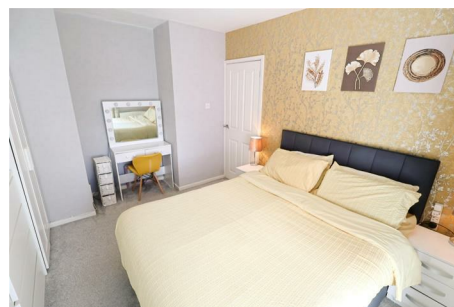
With loft access, a folding door to the bathroom, and doors leading to all three bedrooms.



BATHROOM

6'5" x 5'2"

Beautifully appointed with a contemporary three-piece white suite comprising an L-shaped panel bath with central mixer tap, electric shower with protective screen, vanity unit incorporating a dual-flush WC and wash hand basin with mixer tap. The room also features ceramic tiled flooring, fully tiled walls, chrome heated towel rail, and an opaque rear-facing window.



BEDROOM ONE

12'6" x 9'9" max

With a full-length window to the front elevation and radiator.





BEDROOM TWO

9'9" x 8'4"

With a rear-facing window, radiator, airing cupboard, and built-in wardrobe.



BEDROOM THREE

7'6" x 6'7"

Featuring a fitted glass-fronted wardrobe, radiator, and front-facing window.

EXTERNALLY

To the front of the property is ample brick-block off-road parking positioned in front of the garage. There is also an external water supply and exterior lighting positioned to the right-hand side of the entrance store.



REAR GARDEN

The rear garden has been designed for low maintenance and features an artificial lawn, a decked patio area accessed directly from the dining area, and a further paved patio towards the rear of the garden. Additional benefits include timber rear pedestrian access and an external water supply.



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GARAGE

17'0" x 8'8"

With an electric roller door to the front, high-level single-glazed side windows, power, and lighting.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council tax - B

Tenure - Freehold

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900.

Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to

the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

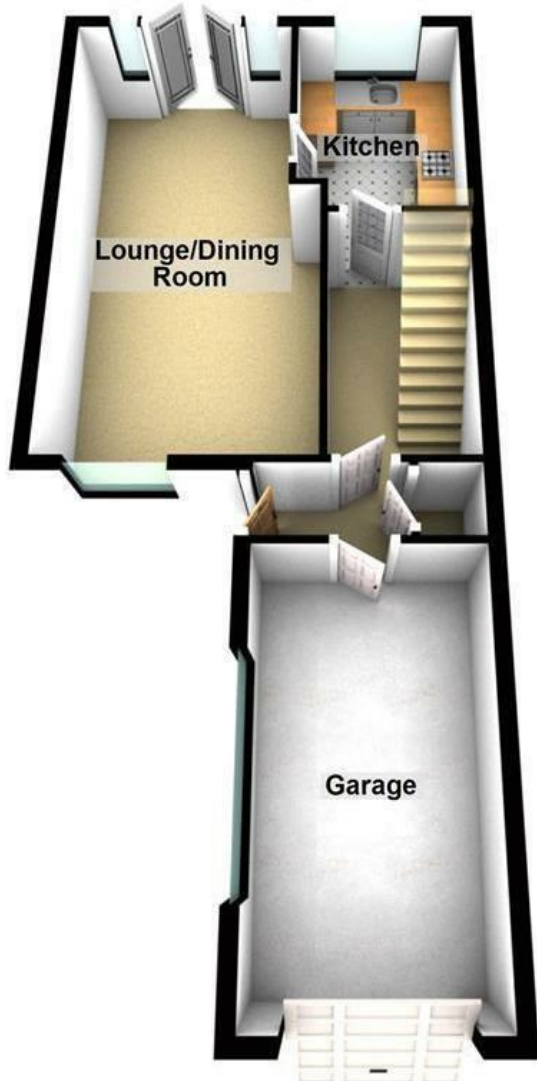
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

17 bellard drive, Chester

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC